

# GRANS OAKS AT PANTHER RIDGE HOME OWNERS ASSOCIATION, INC

## BOARD OF DIRECTORS MEETING

THURSDAY, JUNE 30, 2022, AT 7:00 P.M

AT THE HOME OF ALEX AND MILLIE FERDINAND

22411 75<sup>TH</sup> AVENUE EAST, BRADENTON, FLORIDA

### MINUTES

#### 1. Call to Order/ Establish a quorum

The meeting called to order at 7:15 PM, Juana Hill, Millie Ferdinand, Juan C Perez, Marcela Perez, were present.

#### 2. Reading of meeting for meeting - 5/26/2022.

Juana Hill made a motion to approve the minutes as presented. Millie Ferdinand seconded the motion and the motion passed unanimously.

#### 3. No financial report read Michael from Miller was not present during the meeting.

#### 4. Website development progress

- Mille to follow-up with Mary / Michael from Miller on the status of the website updates requested.

#### 5. Other Business

- HOA List of providers from Miller need to be updated with vendor categories (plumber, electricians, etc). Mille to follow-up with Miller.
- Reviewed restrictions on for Sales signs to only one sign listed on the bylaws documentation.
- Metal roofs or concrete paver's requirements. Metal roofs are not allow.
- Juana will follow-up with Miller to request extra copies of the Bylaws for the new owners coming into the community.

#### Changes:

- Discussion of Financial and Administration changes due to death of management of partner. Michael Miller will be taking over the financial management only.
- Discussed assignments of roles for Terry Hulbert to be designated contact for Miller Management and Architectural questions / related to the covenants). Mille to verify with Terry that she will be taken the responsibility. Lorie assigned of treasury.
- 

#### Future Goals / Projects: **State a person who will undertake each project.**

- Front Island cameras. Juana will be following up with Lori if an electrician will need to be contracted to fix the camera.
- Signs. No solicitation, dead end Street, no thru traffic.

- Lights at the mailbox. Millie will be taking the responsibility of following up with Miller regarding the service providers and will request a new quote from another electrician from the list, to compare prices.
- House numbers.
- Mailboxes and Post.
- Irrigation system- Confirmed that the control is in the Hubbard's front yard (need to confirm that the water comes from the lake).
- Maintenance of landscaping around the fences / edges of the community streets. Juana will call the service provider to schedule quarterly services (as needed).
- Lake maintenance.

Envision:

- Alex Introduced the Flyer to be provided to the homeowners during the targeted survey.
- Bulletin Board posting. Flyer to provide information / Introduction of the new members' website.

6. New Business:

- Dues owed to association.
- Bills from Michael from Miller.

7. Next Meeting scheduled for Thursday July 28, 2022 at 7MP. Millie moves and Juana Seconds.

8. Adjournment – Millie Moves, Juan Seconds. At 8:35PM.